

PROPERTY ADDRESS: 507 Sunrise Ave.

PRICE: \$108,000

Sold for
\$80,000
8/9/13

Approx. 1,118 sq. ft.

MAIN FLOOR:

- *Kitchen w/ eating area
- *Spacious Living room
- *Large Master Bedroom
- *2 additional bedrooms (one bedroom has hook-ups for main floor laundry)
- *Full bathroom

BASEMENT:

- *Family room w/ heater
- *3/4 bathroom
- *2 finished non-egress rooms
- *2nd laundry room
- *Large Double Garage w/ Seasonal craft room (21'x21')
- *Excellent Condition- very well built
- *Very large attractive lot



IMPROVEMENTS:

- *Almost new concrete driveway
- *Newer Shingles
- *Newer Furnace
- *Newer C/A
- *Most windows replaced by prior owner

ADDITIONAL FEATURES:

- *High-eff. Gas furnace
- *C/A
- *Large breaker box
- *Rain gutters have covers
- *Good storage
- *Small deck off front door

2013 Taxes:\$1,138

Parcel # 70.39168.0000

Legal: Lot 16, Blk. 2, Meyer's

Morningside Manor

Patrick Flanigan Realty, Inc.
"Paynesville's Oldest Active Real Estate Brokerage"
Patrick K. Flanigan, Broker/Agent
207 Washburn Avenue
Paynesville, MN 56342
320-243-8484 (office phone & fax)
320-250-4708 (cell)
320-243-4439 (home)
Website: www.patrickflaniganrealty.com

The listing broker does not guarantee the information describing this property. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

**PROPERTY ADDRESS: 111 Lake Ave. N
Paynesville**

**Sold for \$58,000
8/16/13**

PRICE: \$62,000

Lot Size 50' x 150'



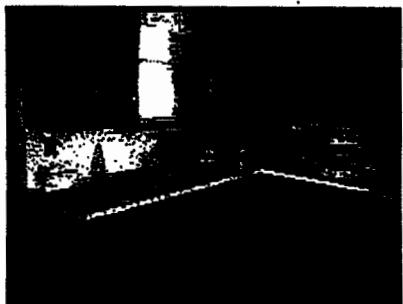
MAIN FLOOR:

- *Approx 1,150 sq. feet
- *Full Bathroom
- *Laundry Room
- *Kitchen
- *Large L-Shaped living with option of formal dining
- *2 bedrooms
- *Basement: Partial stone/poured
- *Double Attached Garage 20' X 20'
- *7' X 10' Shed

OTHER FEATURES:

- *Furnace new in 2010
- *Gas water heater
- *Water softner
- *NEW 100 AMP breaker box
- *Wired for electric stove and dryer
- *Central Air
- *15' of public road for access
- *Backup wall gas heater in front of the home

**2013 Taxes: \$584.00
Parcel # 70.38755.0000
Legal: Lot 9, GALES ADDN**



**Patrick Flanders Realty, Inc.
"Paynesville's Oldest Active Real Estate Brokerage"
Patrick K. Flanders, Broker/Agent
207 Washburne Avenue
Paynesville, MN 56362
320-243-8484 (office phone & fax)
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320-243-4439 (home)
Website: www.patrickflandersrealty.com**

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PROPERTY ADDRESS: 326 Lake Ave

PRICE: \$68,000

\$ 58,000

MAIN FLOOR: (approx. 912 sq ft)

- *Kitchen
- *Dining area
- *Living room
- *3 bedrooms
- *Full bathroom
- *Back Entry (9'x18')

BASEMENT:

- *Unfinished

*Detached garage (16'x18')

- *Wall A/C
- *Hot water heat
- *100 amp Breaker box
- *Water Softener

IMPROVEMENTS BY CURRENT OWNER:

- *New furnace in 2011
- *New toilet
- *New paint & flooring in 2011
- *New ceiling fan

2013 Taxes: \$668

Parcel# 70.39398.0000

Legal: Lot 4, Blk 2 Robbins 1st Paynesville

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As of:
1/21/2014

Parcel Number: 80-904-0080

Payable Year: 2013

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Amts](#) | [Unpaid Tax](#) | [History](#) | [Pay By Credit Card](#)**General**

Receipt #	18730	Name	DRIGGS/DONALD A
ASMT	201 RESIDENTIAL/SINGLE UNIT		
Homestead	0 NON HOMESTEAD	MIP#	80-904-0080
Cho-HS	99		

Market/Tax

Estimated Market	108000	Rate (112.11200)	0.17603	Gross Tax	1,400.00
Taxable Market	108000	County	648.96	Std/HACA/Cr	0.00
New Improvements	0	Twp/City	310.10	Spec Aamt	50.00
		State	0.00	Net Tx Due	1,450.00
TC Total	1080	Sch Voter	268.63		
TC Hstd	0	Sch Other	126.66	Tax AB/Add	0.00
TC Non Hstd	1080	County Wide	4.73	S.A. AB/Add	0.00
TC H G Hstd	0	Tax Incr	0	Adjusted Net	1,450.00
TC QTA	0	Debt	0.00		
		Watershed	28.37	Total Receipts	1,450.00
TC State	0	Sewer	0	Remaining Due	0.00
Hstd Credit	0.00	Agri	0		
Ag Credit	0.00				
Other Credit	0.00	City	0.00	MAY 15	725.00
		Sch Ref-Info	190.11	OCT 15	725.00
		Extra C.W.	12.65		
QTA Tax Amt	0.00	Non Sch Ref	0		

[Another Search](#) | [Back to Parcel List](#) |



Patrick Flanders, Broker
207 Washburn Ave.
Paynesville, MN 56362

January 22, 2014

I am familiar with the property located 29317 145th St NE. Regal MN. When asked to do a market analysis on this property, one must realize the limitations on this type of property.

First, it is located in a very small town of approximately 15 residences. Towns of this size have very low demand in terms of new people wishing to move there to live. Minimal demand equals to minimal price. Further, this property is experiencing deferred maintenance and I would also be concerned about mold as I have witnessed standing water in the basement in the past.

I am not aware of any comp sales in Regal to assist us in this analysis which supports the concept of low demand in this type of market. Included with this analysis are three sales from Paynesville which is definitely a higher valued market. The property located at 501 Sunrise Ave. which sold for \$80,000 is an excellent example of what the subject property is not worth. The two smaller homes which both sold for \$58,000 would be competitive with the subject property.

The county tax assessor has the subject property valued at \$108,000. My only conclusion is the assessor is basing value more on the square footage and style of the home as opposed to condition and location.

In summary it is my conclusion that the subject property is worth approximately \$60,000.

Sincerely,


Patrick Flanders

COUNTY OFFICE BUILDING
PO BOX 936
WILLMAR, MN 56201

- THIS IS NOT A BILL - DO NOT PAY -

IMPORTANT INFORMATION IS PRINTED ON THE BACK OF THIS FORM

Property ID: 80-904-0080

Taxpayer # 37279

VALUES AND CLASSIFICATION

Taxes Payable Year 2013 2014

DONALD A DRIGGS
2925 CASCO POINT RD
WAYZATA MN 55391

8286 1

Estimated Market Value:	108,000	106,500
Homestead Exclusion:		
Other exclusions/deferrals:		
Taxable Market Value:	108,000	106,500
Property Classification:	RES NON-HSTD	RES NON-HST

PROPOSED TAX

Legal Description: SECT-04 TWP-122 RANG-33
THAT PART OF THE S 20 RODS OF THE W 16 RODS
OF THE SW1/4 OF NW1/4 LYING S OF THE FLWG
DESC LINE: COMM AT THE SW COR OF SD SW1/4 OF
NW1/4, TH N 161.77' TO PT OF BEG OF LINE
Property Address:
29317 145TH ST NE

Step 2	1,290.00
Step 3	PROPERTY TAX STATEMENT Will be mailed to you in Spring of 2014

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information	Meeting Information	Actual 2013	Proposed 2014
KANDIYOH COUNTY PH# 320-231-6215 2200 - 23RD ST NE WILLMAR, MN 56201	6:00 P.M. DEC 5 H & H S BUILDING 2200 - 23RD ST NE	648.96	610.08
REGAL CITY PH# 320-243-4810 14451 STATE HWY #56 N.E. BELGRADE, MN 56312	NO MEETING REQUIRED	310.10	306.93
STATE GENERAL TAX		.00	.00
PAYNESVILLE PH# 320-243-3410 SCHOOL DISTRICT #741 PAYNESVILLE, MN 56362	6:30 P.M. DEC. 3 HIGH SCHOOL SEMINAR ROOM		
VOTER APPROVED LEVIES OTHER LOCAL LEVIES		268.53 126.66	248.44 82.87
SPECIAL TAXING DISTRICTS		45.75	41.68
TAX INCREMENT		.00	.00
TOTAL Excluding Special Assessments	Percent Change 7.8- %	1,400.00	1,290.00

The time to provide feedback on
PROPOSED LEVIES is now!